



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13310-00000-00415

Date Received: 6-14-13

Commission/Civic: GERMAN VILLAGE

Existing Zoning: R/2F

Application Accepted by: JS

Fee: \$315 -

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance

☐ Special Permit

Indicate what the proposal is and list applicable code sections.

(SEE ATTACHED)

PAID

JUN 14 2013

BUILDING & ZONING SERVICES

LOCATION

1. Certified Address Number and Street Name 673 MOHAWK ST.

City COLUMBUS

State OHIO

Zip 43206

Parcel Number (only one required) 010-007215-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name WILLIAM HUGGS ARCHITECTS, LTD.

Address 750 MOHAWK ST.

City/State COL OHIO

Zip 43206

Phone # 614-221-2724

Fax # -

Email b.hewilliamhuggs.com

PROPERTY OWNER(S):

Name MOHAWK VILLAGE PROPERTIES, LLC

Address 330 W SPRING ST. (#400)

City/State COL OHIO

Zip 43215

Phone # 614-857-5031

Fax # -

Email GBENNETT@TALISMANCP.COM

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney

☐ Agent

Name GEORGE BENNETT

Address 330 W SPRING ST. (#400)

City/State COL OHIO

Zip 43215

Phone # 614-857-5031

Fax # -

Email GBENNETT@TALISMANCP.COM

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE William Huggs

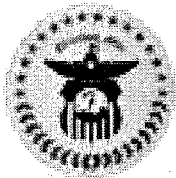
PROPERTY OWNER SIGNATURE George Bennett

ATTORNEY / AGENT SIGNATURE George Bennett

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00000-00415
673 MOHAWK STREET

One Stop Shop Zoning Report Date: Tue Jul 9 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 673 MOHAWK ST COLUMBUS, OH
Mailing Address: 330 W SPRING ST STE 400
330 W SPRING ST STE 400

Owner: MOHAWK VILLAGE PROPERTIES
Parcel Number: 010007215

ZONING INFORMATION

Zoning: Z72-055, Residential, R2F
effective 6/21/1972, Height District H-35

Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: German Village Area Commission
Planning Overlay: N/A

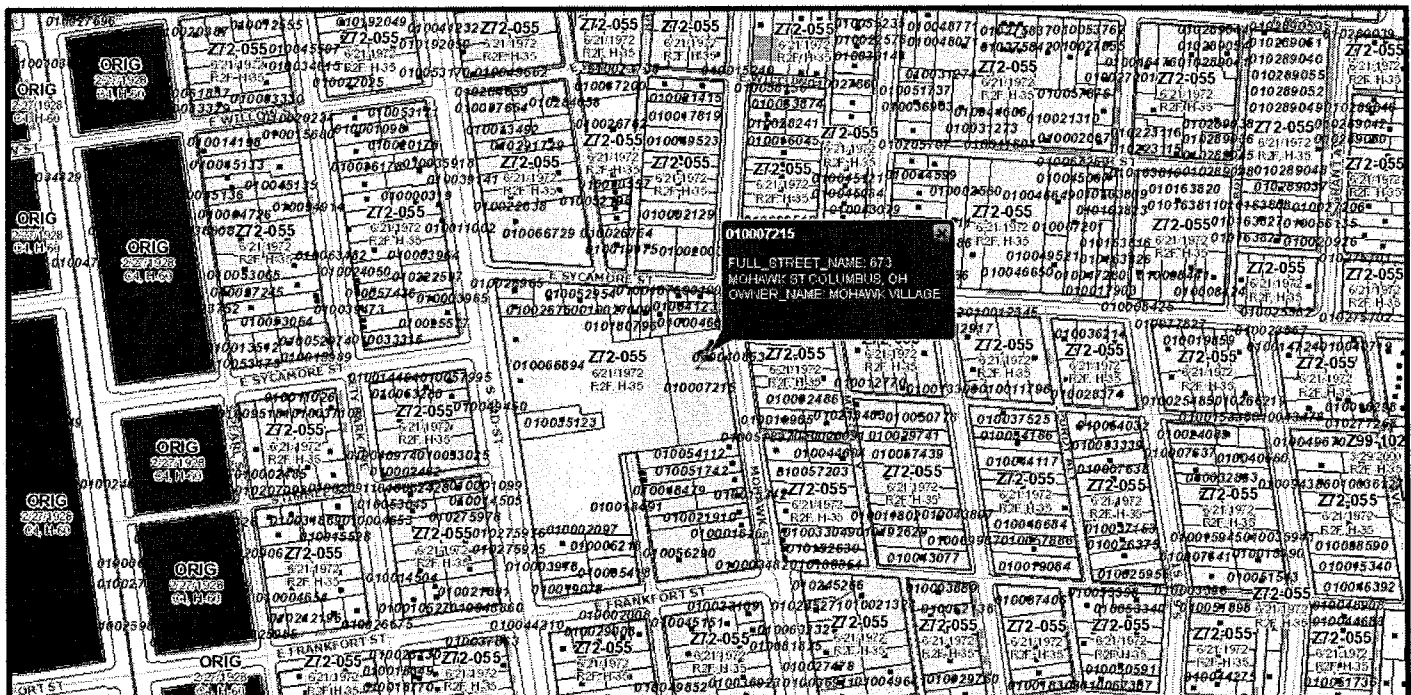
Historic District: German Village

Historic Site: No
Council Variance: N/A
Flood Zone: OUT
Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A
Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A
Graphic Commission: N/A





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AFFIDAVIT

13310-00000-00415
673 MOHAWK STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Chad M. Draheim

of (1) MAILING ADDRESS 560 E. Town Street, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Mohawk Village Properties LLC

AND MAILING ADDRESS

330 W. Spring Street

Columbus, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

William Hugus

(614) 221-2724

AREA COMMISSION OR CIVIC GROUP

(5) German Village Commission (c/o Cristin Moody)

AREA COMMISSION ZONING CHAIR OR

109 N. Front St.

CONTACT PERSON AND ADDRESS

Columbus, OH 43215

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
James S. Begin, 699 Mohawk St., Columbus, OH 43206

Susan D. Brown, 661 Mohawk St., Columbus, OH 43206;

336 2nd Ave. N., Naples, FL 34102

Gail L. Burkart, 133 Sycamore St., Columbus, OH 43206

Nicholas J. Cheek, 700 Mohawk St., Columbus, OH 43206

Earl F. Epstein, 173 E. Sycamore St., Columbus, OH 43206

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 13th day of June, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

Notary Seal Here



BRIAN S. ARTZ, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

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STATEMENT OF HARDSHIP

13310-00000-00415
673 MOHAWK STREET

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

(SEE ATTACHED)

Signature of Applicant

Date

6-14-13

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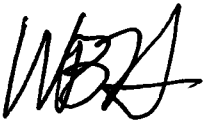
13310-00000-00415
673 MOHAWK STREET

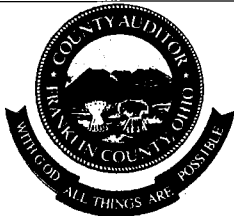
STATEMENT OF HARDSHIP

673 MOHAWK ST.
COLUMBUS, OHIO

THE OWNER IS CONVERTING AN EXISTING NONCONFORMING OFFICE BUILDING ON AN EXISTING LOT , IN A R / 2F ZONE , TO A SINGLE FAMILY RESIDENCE.

THE VARIANCES REQUESTED ARE PRIMARILY DUE TO EXISTING CONDITIONS AND ARE NOT A RESULT OF ACTIONS BY THIS OWNER, AND WILL NOT BE INJURIOUS TO THE NEIGHBORING PROPERTY OWNERS AND NOT BE CONTRARY TO THE PUBLIC INTEREST OR THE INTENT AND PURPOSE OF THIS ZONING CODE.

A handwritten signature in black ink, appearing to be 'WBJ' or similar, located below the text of the statement.

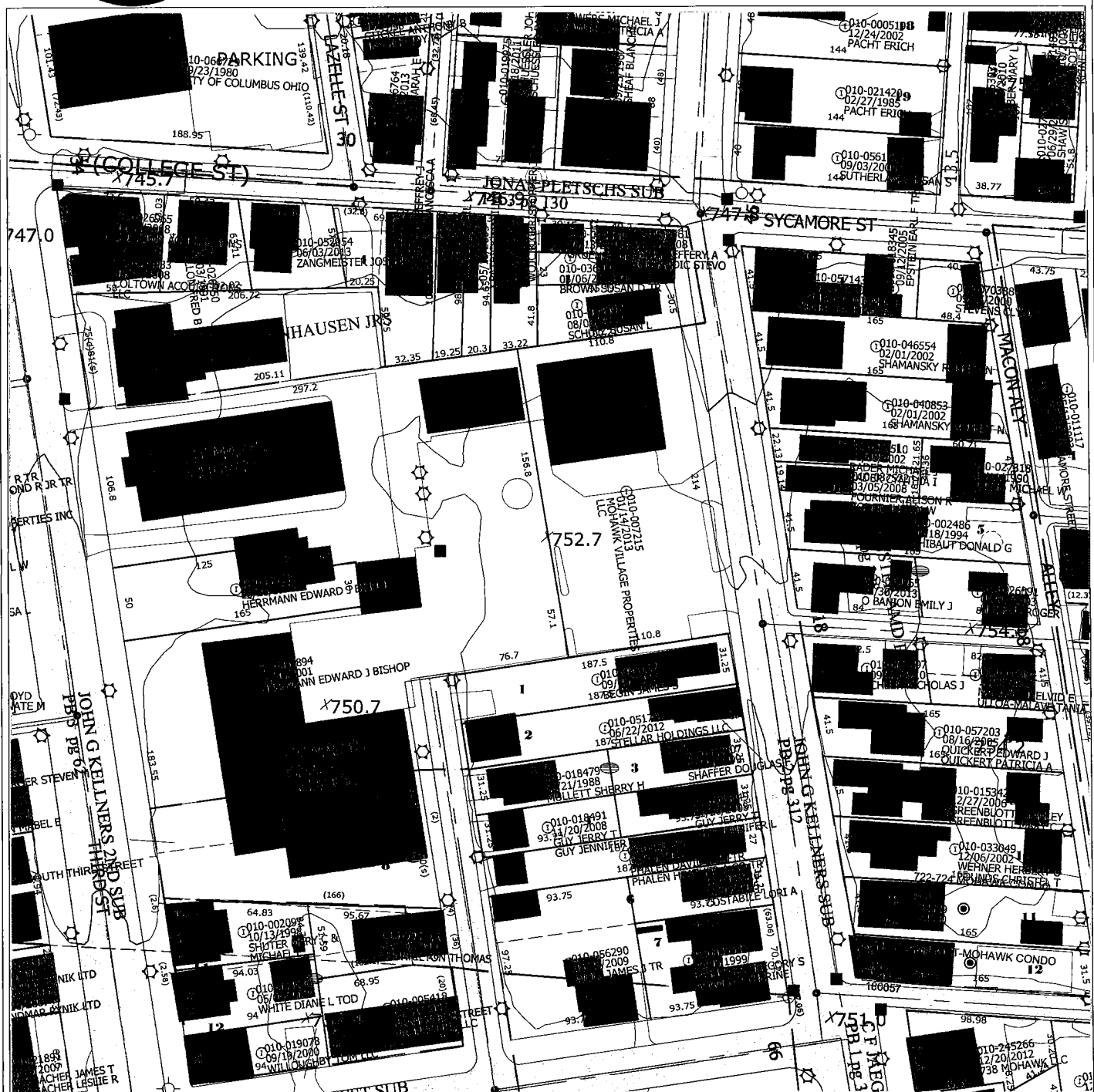


CLARENCE E MI FRANKLIN COUNTY

13310-00000-00415
673 MOHAWK STREET

MAP ID: S

DATE: 6/13/13



Disclaimer

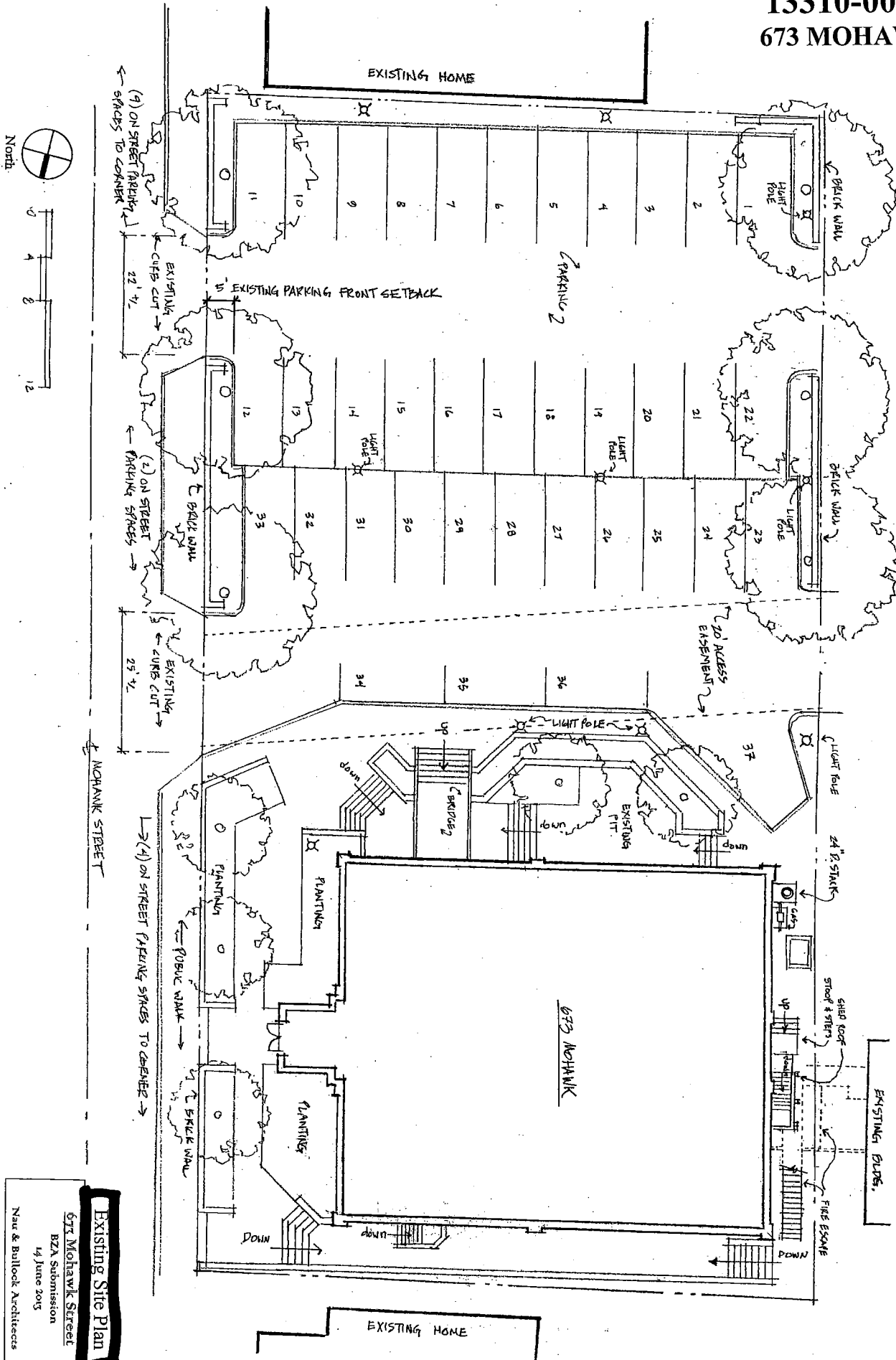
Scale = 100

Grid
North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

13310-00000-00415
673 MOHAWK STREET



Existing Site Plan

673 Mohawk Street

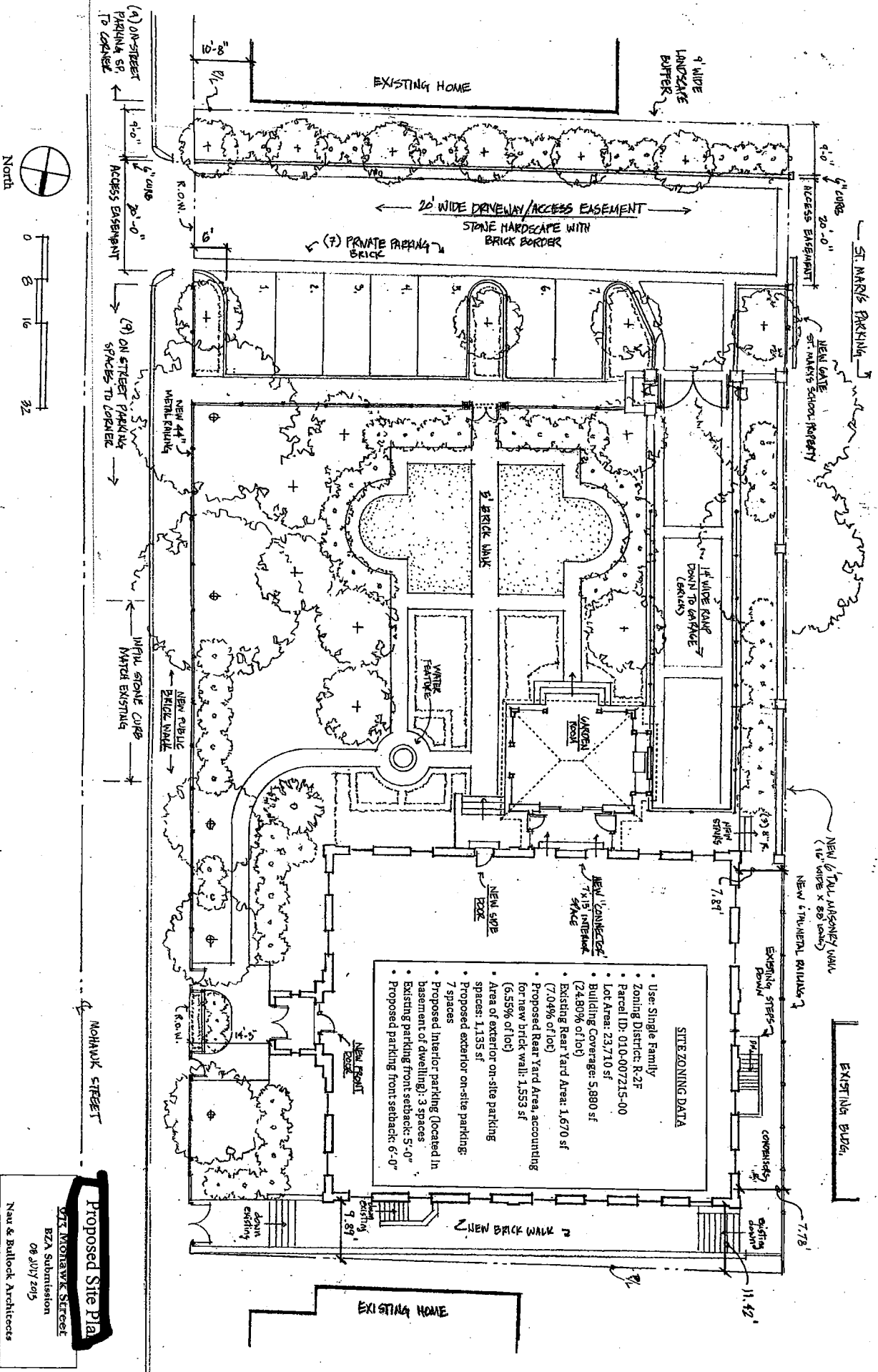
BZA Submission

14 June 2013

Nau & Bullock Architects

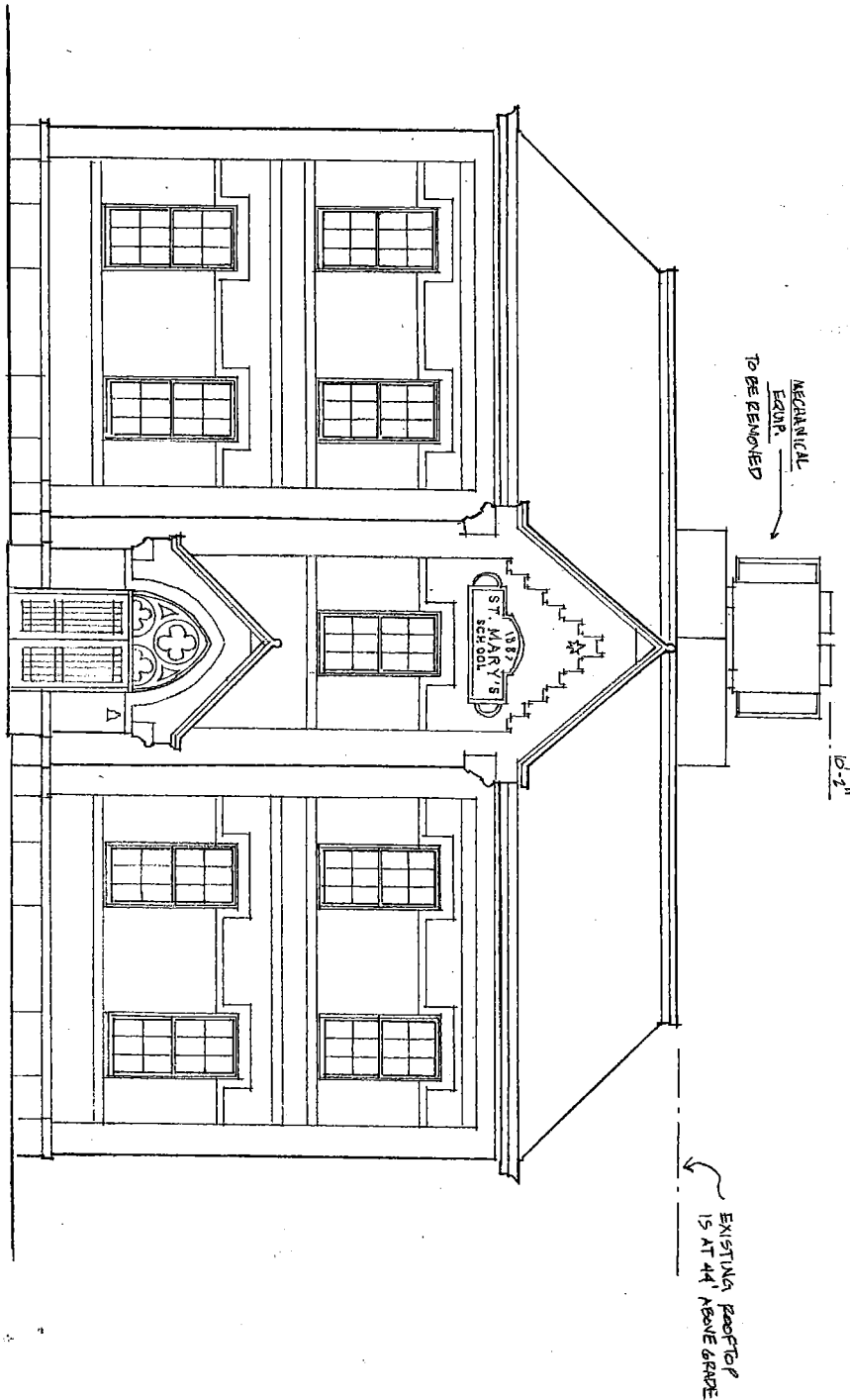
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13310-00000-00415
673 MOHAWK STREET



Proposed Site Plan
973 Monawk Street
BZA Submission
08/07/2015

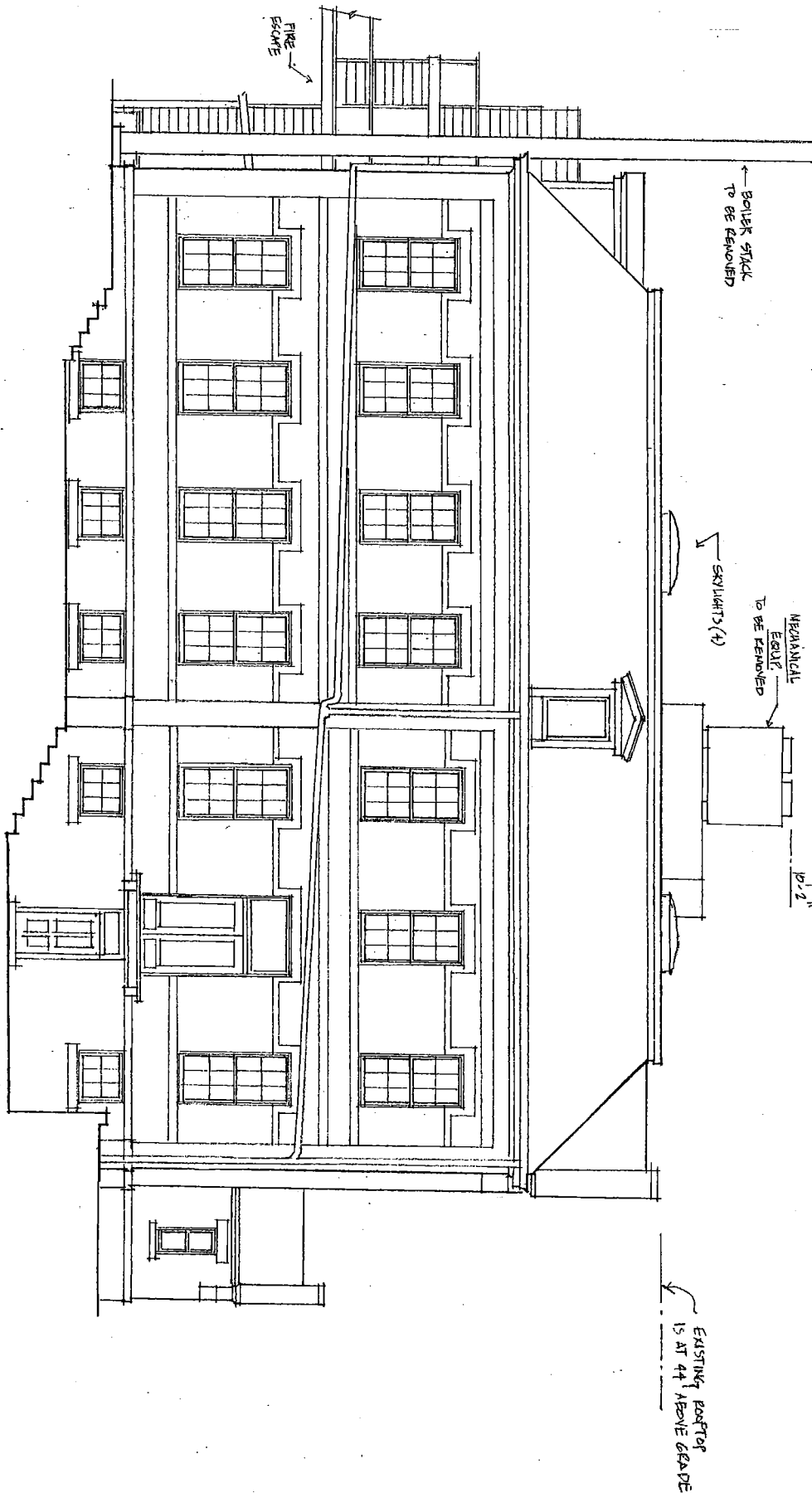
13310-00000-00415
673 MOHAWK STREET



Existing Front Elevation

673 Mohawk Street
BZA Submission
14 June 2013
Nau & Baillock Architects

13310-00000-00415
673 MOHAWK STREET

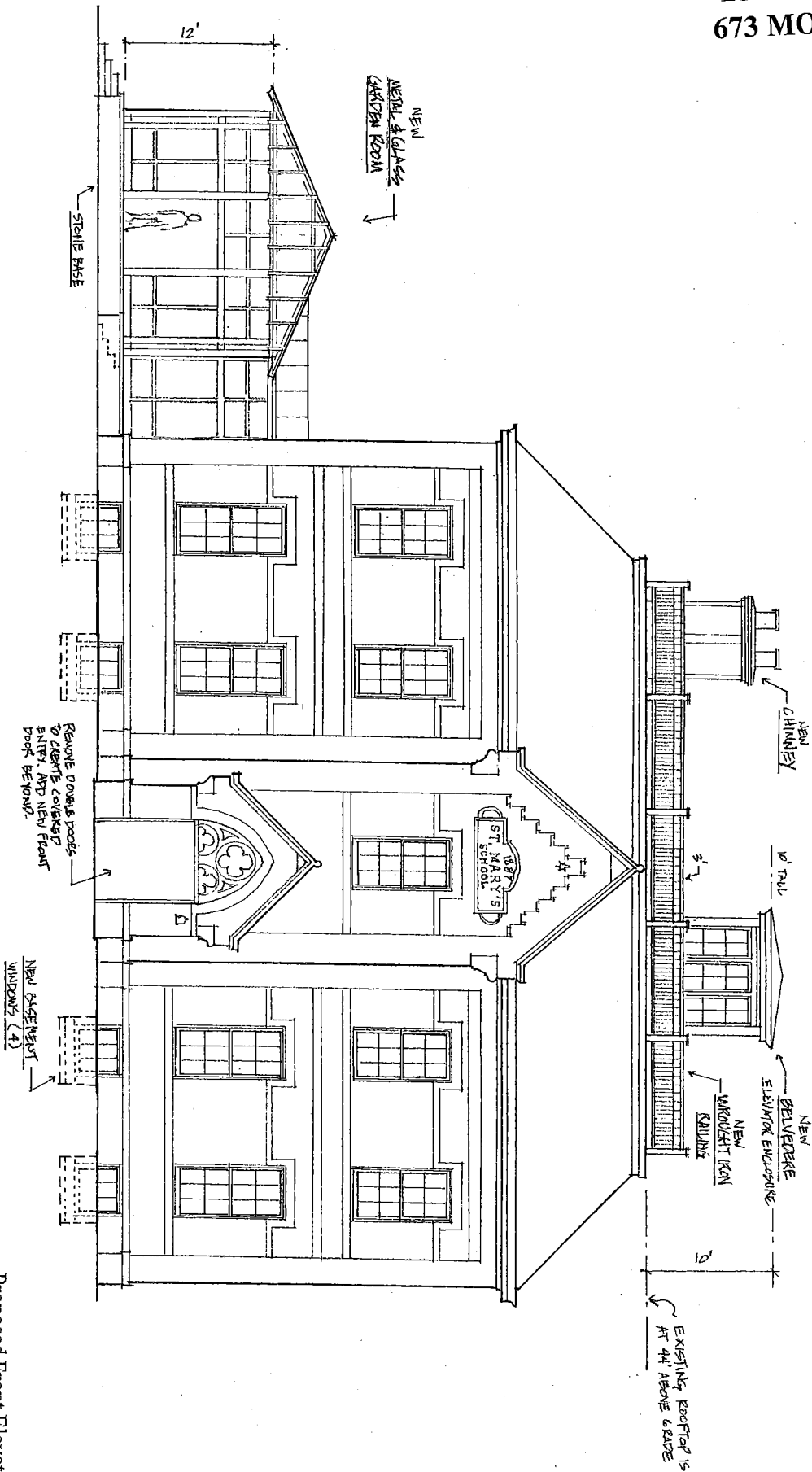


Existing Left Elevation

673 Mohawk Street
BZA Submission
14 June 2015
Nau & Bullock Architects

1/4"=1'-0" on 22"x34" paper

13310-00000-00415
673 MOHAWK STREET

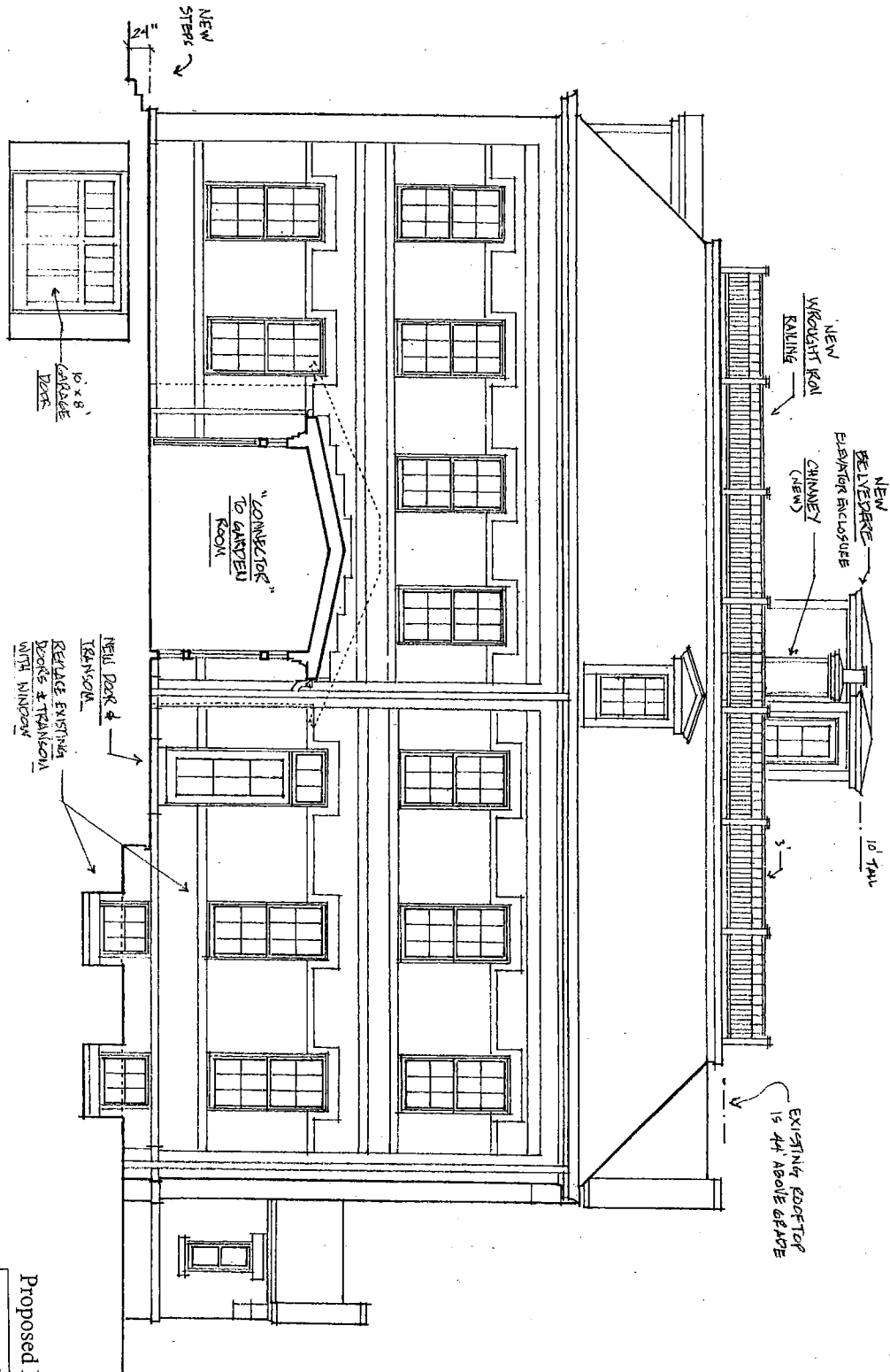


Proposed Front Elevation

673 Mohawk Street
BZA Submission
14 June 2013
Nau & Bullock Architects

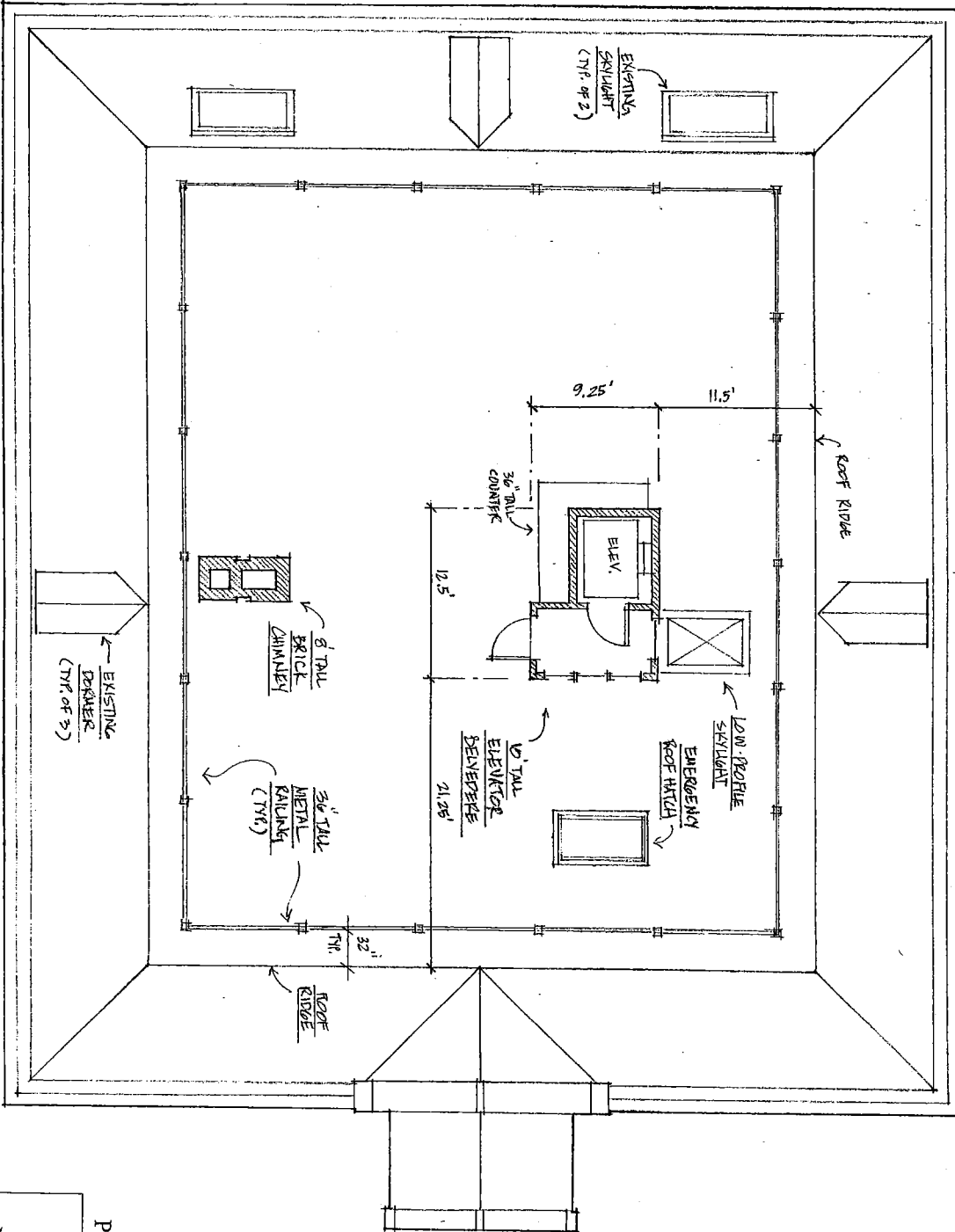
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13310-00000-00415
673 MOHAWK STREET



Proposed Left Elevation

673 Mohawk Street
BZA Submission
14 June 2015
Nau & Bullock Architects



Proposed Roof Plan

573 Mohawk Street
BZA Submission
14 June 2015
Nau & Bullock Architects

1/4"=1'-0" on 22" x 34" paper



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. If provided.

APPLICATION # **13310-00000-00415**
673 MOHAWK STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) William HUGGS
of (COMPLETE ADDRESS) 750 MOHAWK ST COL OHIO 43206
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

ROBERT D. WALTER

330 W SPRING ST. (#400)
COLUMBUS, OHIO 43215

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 14th day of June, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/26/15

Notary Seal Here



Chad M. Draheim
Notary Public, State of Ohio
My Commission Expires 09-26-2015

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